

**8 Badgery Street, Braidwood, NSW 2622**

LUTON

**House For Sale**

Friday, 12 April 2024

8 Badgery Street, Braidwood, NSW 2622

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 926 m2**

**Type: House**



Luke Metcalfe

0408848622

**\$859,000**

Prominently sited on a generous 926 sqm elevated land parcel on the peaceful fringe of historic Braidwood, this distinctive four bedroom ensuite family residence with its versatile combination of generously proportioned formal and casual living areas provides the ideal atmosphere for relaxed lifestyle in an enviable semi-rural setting. Living areas comprise a separate formal lounge room and open-plan family/dining area overlooked by the centrally positioned kitchen and leading out to a sunny east facing deck. The kitchen includes a casual breakfast bar, all electric appliances and a servery window to the lounge area. The segregated main bedroom offers a stylish ensuite bathroom and all four bedrooms have built-in wardrobes. The bright two-way main bathroom, accessed separately by bedroom two, features a full bath, separate shower recess and adjoining individual WC. Year-round climate comfort is assured by ducted reverse-cycle air-conditioning supplemented by a cozy slow combustion fireplace in the massive family area. Dual car accommodation is catered for by a detached high-clearance metal garage with twin automatic roller doors. The gently contoured grounds feature raised vegetable gardens, 22,000 litre rain water tank and plenty of space to erect a chicken coop for the new owner intent on a more self-sustainable lifestyle. FEATURES INCLUDE: \* Elevated 926 sqm land parcel in Braidwood Ridge Estate on the town's quiet fringe \* Single level four bedroom, two bathroom residence of 170 sqm (approx) \* 2012 construction with durable Colorbond steel roof \* Well sited on the block with northerly aspect to the street \* Timber verandah overlooking front garden \* Separate formal lounge room leads off entry \* Enormous open plan family dining areas with laminate flooring \* Well-appointed kitchen with breakfast bar, all electric appliances including dishwasher and servery window to lounge area \* Segregated main bedroom with ensuite bathroom \* Built-in wardrobes to all four bedrooms \* Two-way main bathroom with full bath, separate shower recess and individual WC \* Bedroom two with main bathroom access \* Large separate laundry room \* Ducted reverse-cycle air-conditioning throughout the home \* Cozy slow combustion heater in family area \* Sliding glass door access to East facing side deck \* Detached high-clearance double garage with twin remote controlled roller doors \* Securely fenced back yard with established vegetable gardens \* 22,000 litre rain water tank \* Council rates - \$785 p/q \* Close to Braidwood Recreational Grounds and just minutes to Braidwood's wide array of charming cafes, speciality stores, wineries, golf course, historic buildings and new hospital.